



- LEGEND**
- MONUMENT
 - BOUND
 - ⊙ SEWER MANHOLE
 - ⊕ UTILITY POLE
 - CATCH BASIN
 - S 79°59'48" E 100.00' — PROPERTY LINE
 - N 07°58'48" E 50.00' — PROPOSED PROPERTY LINE
 - EP — EDGE OF PAVEMENT
 - OHW — OVERHEAD WIRES
 - STONEWALL
 - DRAIN LINE
 - SEWER LINE
 - RAILROAD TRACKS
 - TREELINE
- ABBREVIATION LEGEND:**
- IPF -- IRON PIPE FOUND
 - DHF -- DRILL HOLE FOUND
 - RBCS -- REBAR WITH SURVEY ID CAP SET
 - *NHMB -- NH HIGHWAY DEPT. BOUND
 - (+2') -- DENOTES HEIGHT OF THE MONUMENT
 - SCRD -- STRAFFORD COUNTY REGISTRY OF DEEDS

LINE	BEARING	DISTANCE
L1	S 89°24'04" W	23.75'
L2	S 77°57'05" W	27.81'
L3	S 41°55'22" E	29.50'
L4	S 08°53'03" W	36.85'
L5	S 19°29'43" E	12.58'
L6	S 42°33'46" E	25.21'
L7	S 27°06'25" E	13.38'
L8	S 01°42'34" E	43.28'
L9	S 04°11'18" W	26.39'
L10	S 09°38'00" W	41.97'
L11	N 78°11'46" W	20.94'
L12	S 83°21'25" W	18.06'
L13	S 49°13'21" W	17.43'

TAX MAP 38, LOT 8
SUZANNE G. PURDY
27 DEPOT POND ROAD
MILTON, NH 03851
S.C.R.D. BOOK 4331, PAGE 549

"THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF THE TOWN OF MILTON ARE A PART OF THE PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL OF THE REQUIREMENTS OF SAID ZONING ORDINANCE AND SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY WAIVERS GRANTED BY THE PLANNING BOARD, OR VARIANCES GRANTED BY THE ZONING BOARD OF ADJUSTMENT, WHICH MAY BE ACKNOWLEDGED IN NOTES APPEARING ON THIS PLAN."

APPROVED FOR RECORD:

MILTON PLANNING BOARD

- NOTES**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE LOT AS DESCRIBED IN STRAFFORD COUNTY REGISTRY OF DEEDS BOOK 4972, PAGE 168 INTO TWO LOTS.
 - TOTAL AREA: TAX MAP 38, LOT 18: 434,980 SQ. FT. (9.99 ACRES)
PROPOSED LOT 18-1 = 1.01 ACRES
PROPOSED LOT 18-2 = 8.98 ACRES
 - THIS PARCEL IS LOCATED IN THE COMMERCIAL/RESIDENTIAL (CR) ZONE.
 - DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
COMMERCIAL/RESIDENTIAL (CR):
MINIMUM LOT AREA = 1.0 ACRE
MINIMUM LOT FRONTAGE = 150 FEET
MINIMUM YARD SETBACKS:
FRONT = 25 FEET
SIDE = 25 FEET
REAR = 25 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
(ULTIMATE CERTIFICATION AND VERIFICATION OF THE ZONE DESIGNATION AND APPLICABLE LOCATION OF BUILDING SETBACK REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE ZONING OFFICER IN THE SUBJECT MUNICIPALITY.)
 - SOME FEATURES SHOWN ON THIS PLAN WERE TAKEN FROM AVAILABLE GIS INFORMATION.
 - ORIENTATION: HORIZONTAL: NH STATE PLANE, NAD83(2011)
VERTICAL DATUM NAVD83 (GEOID18A)
 - PARCEL IS PARTIALLY LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017C0136D DATED MAY 17, 2005.
 - ABUTTING PROPERTY LINES SHOWN TAKEN FROM TOWN OF MILTON TAX MAPS. ABUTTING OWNERS INFORMATION TAKEN FROM TOWN OF MILTON TAX RECORDS.
 - WETLANDS WERE DELINEATED BY JOSEPH NOEL, CIVS #088, IN APRIL 2023.
 - THE PROPOSED LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
 - THIS LINE REPRESENTS OUR PROFESSIONAL OPINION AS TO THE LOCATION OF THE WESTERLY BOUNDARY OF THE SURVEYED PARCEL. THE EXISTING DEEDS AND PLANS ARE VAGUE AND CONTRADICTORY. WE RECOMMEND AS PART OF THIS SURVEY TO DRAFT NEW DEED LANGUAGE CODIFYING THIS LOCATION.
 - EXISTING FRONTAGE: 214.50 FT.
PROPOSED FRONTAGE:
LOT 18-1: 64.50 FT.
LOT 18-2: 150.00 FT.

- PLAN REFERENCES:**
- "MAP OF LAND OF G.L. WHITE & W.W. FISCHER, MILTON, NH" DATED NOVEMBER 1971 BY G.L. DAVIS & ASSOCIATES, INC. FILE NO. 126-56 NOT RECORDED
 - "PLAN OF LAND FOR ISABELLA ELDRIDGE" DATED JANUARY 2004 BY ROARING BROOK CONSULTANTS, INC. RECORDED SCR PLAN 74-33
 - "PLAN OF LAND, LAND OF TOWN OF MILTON, LAND OFF WHITE MOUNTAIN HIGHWAY" DATED NOVEMBER 2006 BY BERRY SURVEYING & ENGINEERING, INC. RECORDED SCR PLAN 90-24
 - "BOUNDARY SURVEY OF MILTON CROSSING FOR DELPHI REALTY GROUP XIII, LLC" DATED OCTOBER 2014 BY SEBAGO TECHNICS RECORDED SCR PLAN 108-35
 - "PLANS OF PROPOSED T.L.R. PROJECT NO. 14177, P-2172, WHITE MOUNTAIN HIGHWAY, TOWN OF MILTON" DATED 1951 BY STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS.

THIS PLAN REPRESENTS A PROPOSED SUBDIVISION OF REAL PROPERTY AND IS BASED ON A FIELD SURVEY THAT HAS A POSITIONAL ACCURACY OF GREATER THAN 1:10,000. THE SURVEY WAS CONDUCTED BY ME AND BY THOSE DIRECTLY UNDER MY SUPERVISION. EVERY REASONABLE EFFORT HAS BEEN MADE TO EXAMINE THE RECORD DOCUMENTS AND TO PROPERLY ESTABLISH THE BOUNDARIES OF THE SUBJECT PROPERTY. THIS SURVEY WAS CONDUCTED ACCORDING TO THE RULES AND PROCEDURES ESTABLISHED BY THE NEW HAMPSHIRE BOARD OF LAND SURVEYORS AND THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION.

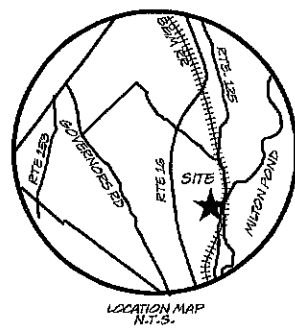
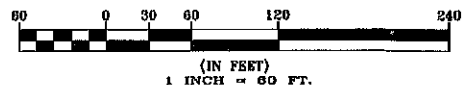
MILTON POND
REF. ELEV. 414.11' (NAVD83)

RANDOLPH R. TETREAULT, LLS #729
DATE: 4/12/2023

TAX MAP 38, LOT 18
OWNER OF RECORD:
REAL ESTATE ADVISORS, LLC
76 EXETER STREET
NEWMARKET, NH 03857
SCRD BOOK 4952, PAGE 168

PROPOSED SUBDIVISION PLAN
TAX MAP 38, LOT 18
603 WHITE MOUNTAIN HIGHWAY
MILTON, NH
PREPARED FOR:
REAL ESTATE ADVISORS, INC.

APRIL 2023
GRAPHIC SCALE



FILE NO. 185
PLAN NO. C-3318
DWG. NO. 21251



LEGEND EXISTING

- ⊙ MONUMENT
- BOUND
- ⊕ SEWER MANHOLE
- ⊕ UTILITY POLE
- CATCH BASIN

PROPERTY LINE

- S 79°59'46" E 100.00'
- N 09°09'42" E 50.00'

PROPOSED PROPERTY LINE

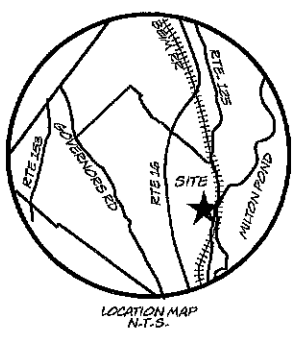
- EP EDGE OF PAVEMENT
- DHW OVERHEAD WIRES
- STONEMALL
- DRAIN LINE
- SEWER LINE
- RAILROAD TRACKS
- TREELINE
- 2' CONTOUR ELEVATION
- 300 YEAR FLOOD ZONE
- 100 YEAR FLOOD ZONE

ABBREVIATION LEGEND:

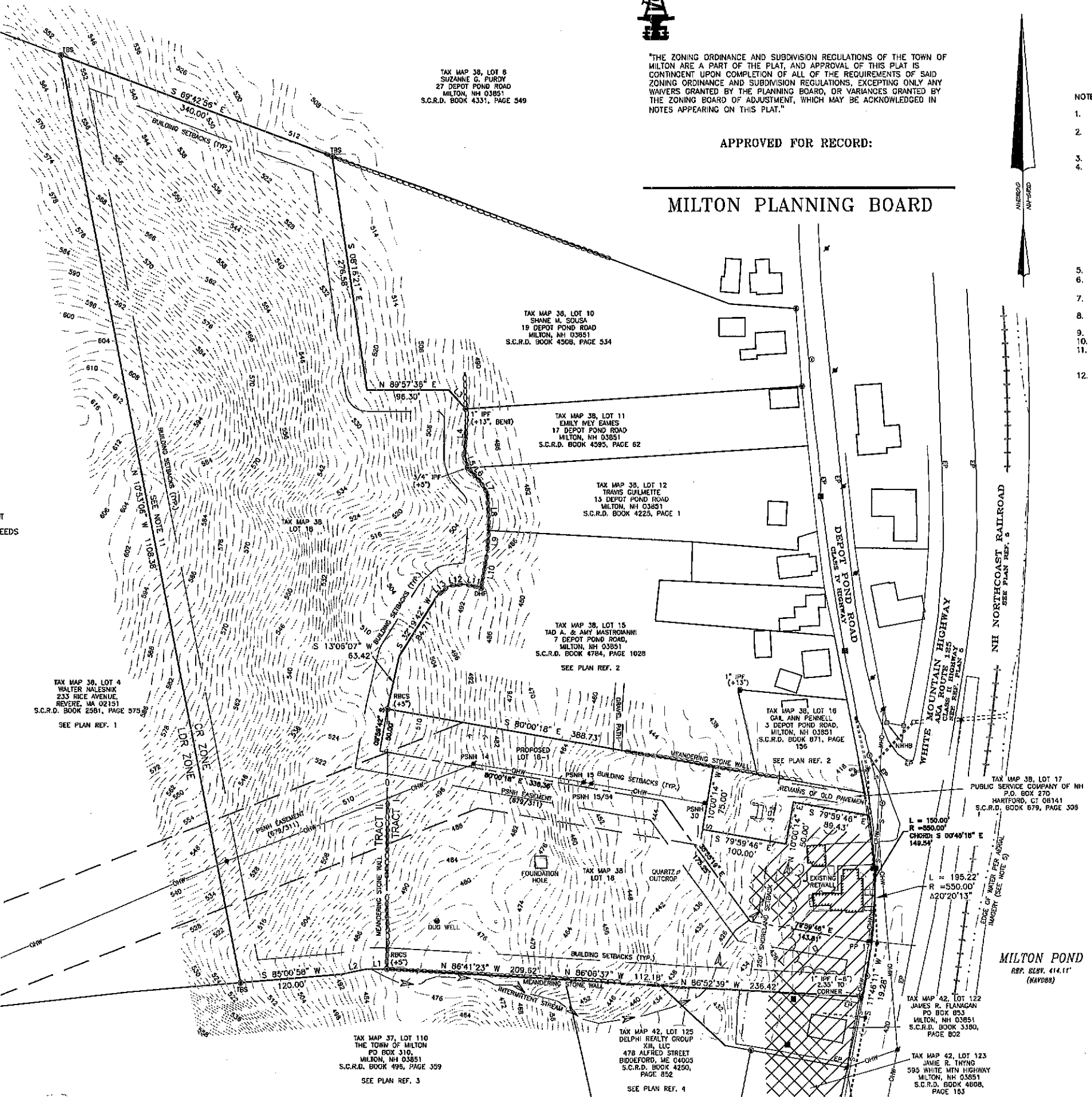
- IPF - IRON PIPE FOUND
- DHF - DRILL HOLE FOUND
- RBCS - REBAR WITH SURVEY ID CAP SET
- "NH-HB" - NH HIGHWAY DEPT. BOUND
- ("+2") - DENOTES HEIGHT OF THE MONUMENT
- SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°24'04" W	23.75'
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L4	S 00°53'03" W	96.85'
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L11	N 78°11'46" W	20.94'
L12	S 83°21'25" W	18.06'
L13	S 49°13'21" W	17.43'



FILE NO. 185
 PLAN NO. C-331B
 DWG. NO. 21251



"THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF THE TOWN OF MILTON ARE A PART OF THE PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL OF THE REQUIREMENTS OF SAID ZONING ORDINANCE AND SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY WAIVERS GRANTED BY THE PLANNING BOARD, OR VARIANCES GRANTED BY THE ZONING BOARD OF ADJUSTMENT, WHICH MAY BE ACKNOWLEDGED IN NOTES APPEARING ON THIS PLAT."

APPROVED FOR RECORD:

MILTON PLANNING BOARD

- NOTES
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 - TOTAL AREA: TAX MAP 38, LOT 18: 434,980 SQ. FT. (9.99 ACRES)
 PROPOSED LOT 18 = 1.01 ACRES
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 - SOME FEATURES SHOWN ON THIS PLAN WERE TAKEN FROM AVAILABLE GIS INFORMATION.
 - ORIENTATION: HORIZONTAL: NH STATE PLANE, NAD83(2011)
 VERTICAL: DATUM NAVD83 (GEOID18A)
 - PARCEL IS PARTIALLY LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #33017001360 DATED MAY 17, 2005.
 - ABUTTING PROPERTY LINES SHOWN TAKEN FROM TOWN OF MILTON TAX MAPS. ABUTTING OWNERS INFORMATION TAKEN FROM TOWN OF MILTON TAX RECORDS.
 - WETLANDS WERE DELINEATED BY JOSEPH NOEL, CWS #086, IN APRIL 2023, BASED ON THE FOLLOWING:
 10. THE PROPOSED LOTS WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.
 11. THIS LINE REPRESENTS OUR PROFESSIONAL OPINION AS TO THE LOCATION OF THE WESTERLY BOUNDARY OF THE SURVEYED PARCEL. THE EXISTING DEEDS AND PLANS ARE VAGUE AND CONTRADICTORY. WE RECOMMEND AS PART OF THIS SURVEY TO DRAFT NEW DEED LANGUAGE CODIFYING THIS LOCATION.
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 - "PLAN OF LAND, LAND OF TOWN OF MILTON, LAND OFF WHITE MOUNTAIN HIGHWAY" DATED NOVEMBER 2006 BY BERRY SURVEYING & ENGINEERING, INC. RECORDED SCRD PLAN 90-24
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RANDOLPH R. TETREAULT, LLS #729
 DATE: 4/12/2023

TAX MAP 38, LOT 18
 OWNER OF RECORD:
 REAL ESTATE ADVISORS, LLC
 78 EXETER STREET
 NEWMARKET, NH 03857
 SCRD BOOK 4962, PAGE 168

TOPOGRAPHIC SUBDIVISION PLAN
 TAX MAP 38, LOT 18
 603 WHITE MOUNTAIN HIGHWAY
 MILTON, NH
 PREPARED FOR:
 REAL ESTATE ADVISORS, INC.

